

Exhibit A

SETTLEMENT STATEMENT

Department of Housing
Urban Development

OMB No. 2507-0265

Type of Loan			4. Fee Number	5. Loan Number	6. Mortgage Insurance Code Number
<input type="checkbox"/> FHA	<input type="checkbox"/> 2	<input type="checkbox"/> RMHA	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> Conv. Units	
<input type="checkbox"/> VA	<input type="checkbox"/> 4	<input type="checkbox"/> Conv. Ins.			
			04-50133	DET004174	

NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("p.o.c.") were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

NAME OF BORROWER: Andrea Nicole Matkovic
 ADDRESS OF BORROWER: 1604 Baltimore Blvd, Lansing, MI 48906
 NAME OF SELLER: Howard LaDuke, Jr.
 ADDRESS OF SELLER: 2376 Wieman Road, Beaverton, MI 48612
 NAME OF LENDER: BAC Mortgage, Inc.
 ADDRESS OF LENDER: 1901 Main Street, Irvine, CA 92614
 PROPERTY LOCATION: 2376 Wieman Road, Beaverton, Michigan 48612

SETTLEMENT AGENT: Michigan Title
 PLACE OF SETTLEMENT: 544 Cherboung Dr., Suite 100, Lansing, MI. 48917

SETTLEMENT DATE: 03/31/2004 DISBURSEMENT DATE: 03/31/2004 PRORATION DATE: 03/31/2004

SUMMARY OF BORROWER'S TRANSACTION		SUMMARY OF SELLER'S TRANSACTION	
1. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
Contract sale price	110,000.00	401. Contract sale price	110,000.00
Personal property		402. Personal property	
Settlement charges to borrower (from line 1400)	3,606.09	403.	
		404.	
		405.	
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:		ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:	
City/Town taxes to		406. City/Town taxes to	
County taxes to		407. County taxes to	
Assessments to		408. Assessments to	
		409.	
		410.	
		411.	
		412.	
2. GROSS AMOUNT DUE FROM BORROWER:	113,606.09	420. GROSS AMOUNT DUE TO SELLER:	110,000.00
3. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
Deposit or earnest money		501. Excess deposit (see instructions)	
Principal amount of new loan(s)	88,000.00	502. Settlement charges to seller (line 1400)	29,737.00
Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
Broker Credit	1,850.00	504. Payoff of first mortgage loan Homecomings	51,366.92
		505. Payoff of second mortgage loan	
		506.	
		507.	
		508.	
		509.	
ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:		ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:	
City/Town taxes to		510. City/Town taxes to	
County taxes to		511. County taxes to	
Assessments to		512. Assessments to	
Tax Proration 1/1/04-3/31/04	261.10	513. Tax Proration 1/1/04-3/31/04	261.10
Seller held 2nd	16,500.00	514. Seller held 2nd	16,500.00
Seller Paid Closing Costs	3,606.09	515. Seller Paid Closing Costs	3,606.09
		516.	
		517.	
		518.	
		519.	
4. TOTAL PAID BY/FOR BORROWER:	110,237.19	520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER:	101,169.92
5. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
Gross amount due from borrower (line 120)	113,606.09	601. Gross amount due to seller (line 420)	110,000.00
Less amount paid by/or borrower (line 270)	110,237.19	602. Less total reductions in amount due seller (line 520)	101,169.92
6. CASH (FROM TO) BORROWER:	3,368.90	603. CASH (TO FROM) SELLER:	8,830.08

HJD-1 (Rev. 3/85)		OMB No. 2502-021	
SETTLEMENT CHARGES			
700	TOTAL SALES/BROKER'S COMMISSION BASED ON PRICE		
DIVISION OF COMMISSION (LINE 700) AS FOLLOWS:		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
701	\$ to		
702	\$ to		
703	Commission paid at settlement		
704			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN: POC			
801	Loan origination % Charter Funding	1,000.00	
802	Loan discount %		
803	Appraisal fee to Reinhold and Assoc. Inc.	250.00	
804	Credit report to Charter Funding	10.00	
805	Lender's inspection fee		
806	Mortgage insurance application fee to		
807	Assumption fee		
808	Tax Service Fee to BNC Mortgage, Inc.	70.00	
809	Flood Certification Fee to BNC Mortgage, Inc.	17.00	
810	Lenders Processing Fee to BNC Mortgage, Inc.	699.00	
811	Brokers Processing Fee to Charter Funding	600.00	
812	Broker Fee paid by Lender to Charter Funding	880.00	
813			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:			
901	Interest from 03/31/2004 to 04/01/2004 @ \$ 18.0900 Day	18.09	
902	Mortgage insurance premium for mos. to		
903	Hazard insurance premium for 1 yrs. to Farm Bureau	617.00	
904	Flood insurance premium for yrs. to		
905			
1000. RESERVES DEPOSITED WITH LENDER:			
1001	Hazard insurance months @ \$ per month		
1002	Mortgage insurance months @ \$ per month		
1003	City property taxes months @ \$ per month		
1004	County property taxes months @ \$ per month		
1005	Annual assessments months @ \$ per month		
1006	Tax Proration months @ \$ per month		
1007	months @ \$ per month		
1008	months @ \$ per month		
1100. TITLE CHARGE:			
1101	Settlement or closing fee to Michigan Title		250.00
1102	Abstract or file search to		
1103	Title examination to		
1104	Title insurance under to		
1105	Document preparation to		
1106	Notary fees to		
1107	Attorney's fees to		
1108	(includes above item numbers)		
1109	Title insurance to Michigan Title	100.00	501.00
1110	(includes above item numbers)		
1109	Lender's coverage \$ 110,000.00 (\$190.00)		
1110	Owner's coverage \$ 110,000.00 (\$191.00)		
1111	Courier Fee to Michigan Title	25.00	10.00
1112	E-Mail Fee to Michigan Title	25.00	
1113			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:			
1201	Recording fees: Deed \$ 15.00 Mortgage \$ 65.00 Releases \$	80.00	
1202	City/County tax/stamps: Deed \$ 121.00 Mortgage \$		121.00
1203	State tax/stamps: Deed \$ 825.00 Mortgage \$		825.00
1204			
1205			
1300. ADDITIONAL SETTLEMENT CHARGES:			
1301	Survey to		
1302	Post inspection to		
1303	Property Management to Premiere Property Investment		25,000.00
1304			
1305			
1306			
1307			
1308			
1309			
1400	TOTAL SETTLEMENT CHARGES (Enter on line 103, Section J and line 502, Section K)	3,628.09	29,727.00

SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS SETTLEMENT	PAID FROM SELLER'S FUNDS SETTLEMENT
700	TOTAL SALESBROKER'S COMMISSION BASED ON PRICE \$ @ %				
DIVISION OF COMMISSION (LINE 700) AS FOLLOWS:					
701	\$	to			
702	\$	to			
703	Commission paid at settlement				
704					
800	ITEMS PAYABLE IN CONNECTION WITH LOAN:				
801	Loan origination fee	%	Charter Funding		
802	Loan discount	%			
803	Appraisal fee to		Reinhold and Assoc., Inc.		
804	Credit report to		Charter Funding		
805	Lender's inspection fee				
806	Mortgage insurance application fee to				
807	Assumption fee				
808	Tax Service Fee		to BNC Mortgage, Inc.		
809	Flood Certification fee		to BNC Mortgage, Inc.		
810	Lenders Processing Fee		to BNC Mortgage, Inc.		
811	Brokers Processing Fee		to Charter Funding		
900	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:				
901	Interest from	03/31/2004 to 04/01/2004	@ \$ 16.0900 /day		
902	Mortgage insurance premium for	mos. to			
903	Hazard insurance premium for	1 yrs. to	Farm Bureau		
904	Flood insurance Premium for	yrs. to			
905					
1000	RESERVES DEPOSITED WITH LENDER:				
1001	Hazard insurance	months @ \$	per month		
1002	Mortgage insurance	months @ \$	per month		
1003	City property taxes	months @ \$	per month		
1004	County property taxes	months @ \$	per month		
1005	Annual assessments	months @ \$	per month		
1006	Tax Proration	months @ \$	per month		
1007		months @ \$	per month		
1008		months @ \$	per month		
1100	TITLE CHARGES:				
1101	Settlement or closing fee to	Michigan Title			190.00
1102	Abstract or title search to				
1103	Title examination to				
1104	Title insurance order to				
1105	Document preparation to				
1106	Notary fees to				
1107	Attorney's fees to				
	(includes above items numbers)				
1108	Title insurance to	Michigan Title			501.00
	(includes endorsements)				
1109	Lender's coverage	\$ 110,000.00 (\$190.00)			
1110	Owner's coverage	\$ 110,000.00 (\$221.00)			
1111	Courier fee	to Michigan Title			20.00
1112	E-Mail fee	to Michigan Title			
1113					
1200	GOVERNMENT RECORDING AND TRANSFER CHARGES:				
1201	Recording fees	Deed \$ 15.00 Mortgage \$ 55.00 Releases \$			121.00
1202	City/county tax stamps	Deed \$ 121.00 Mortgage \$			601.00
1203	State tax stamps	Deed \$ 225.00 Mortgage \$			
1204					
1205					
1300	ADDITIONAL SETTLEMENT CHARGES:				
1301	Survey to				
1302	Post inspection to				
1303	Property Management	to Premiere Property Investment			28,000.00
1304					
1305					
1306					
1307					
1400	TOTAL SETTLEMENT CHARGES (Enter on line 102, Section J and line 502, Section K)				29,737.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower _____ Date _____ Date _____
 Howard LeDuke, Jr.

Seller _____ Date _____ Date _____

The HUD-1 Settlement Statement was prepared in a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the statement.

Settlement Agent _____ Date 03/31/2004
 Michigan Title

WARNING: It is a crime to knowingly make false statements in the United States on the any other federal form. Penalties for conviction can include a fine and imprisonment. For more info, see the 18 USC Code Section 1001 and Section 1010.

DIVISION OF COMMISSION (LINE 700) AS FOLLOWS:				PAID FROM BORROWER'S FUNDS SETTLEMENT	PAID FROM SELLER'S FUNDS SETTLEMENT
701 \$	to	702 \$	to		
700. TOTAL SALES/BROKER'S COMMISSION BASED ON PRICE \$ @ %					
703. Commission paid at settlement					
704.					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:					
801. Loan origination fee	%	Charter Funding		1,000.00	
802. Loan discount	%				
803. Appraisal fee to		Reinhold and Assoc, Inc.		250.00	
804. Credit report to		Charter Funding		15.00	
805. Lender's inspection fee					
806. Mortgage insurance application fee to					
807. Assumption fee					
808. Tax Service Fee	to	BNC Mortgage, Inc.		70.00	
809. Flood Certification Fee	to	BNC Mortgage, Inc.		17.00	
810. Lenders Processing Fee	to	BNC Mortgage, Inc.		690.00	
811. Brokers Processing Fee	to	Charter Funding		600.00	
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:					
901. Interest from	03/31/2004 to 04/01/2004	@ \$ 18.0900	1day	18.09	
902. Mortgage insurance premium for	mos to				
903. Hazard insurance premium for	1 yrs. to	farm Bureau		617.00	
904. Flood insurance Premium for	yrs. to				
1000. RESERVES DEPOSITED WITH LENDER:					
1001. Hazard Insurance	months @ \$	per month			
1002. Mortgage Insurance	months @ \$	per month			
1003. City property taxes	months @ \$	per month			
1004. County property taxes	months @ \$	per month			
1005. Annual assessments	months @ \$	per month			
1006. Tax Proration	months @ \$	per month			
1007.	months @ \$	per month			
1008.	months @ \$	per month			
1100. TITLE CHARGES:					
1101. Settlement or closing fee to	Michigan Title				
1102. Abstract or title search to					
1103. Title examination to					
1104. Title insurance binder to					
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
(Includes above items Numbers:					
1108. Title insurance to	Michigan Title			190.00	
(Includes endorsements:					
1109. Lender's coverage	\$ 110,000.00	(\$190.00)			
1110. Owner's coverage	\$ 110,000.00	(\$221.00)			
1111. Courier Fee	to Michigan Title			25.00	
1112. E-Mail Fee	to Michigan Title			25.00	
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:					
1201. Recording fees	Deed \$ 15.00	Mortgage \$ 65.00	Releases \$	80.00	
1202. City/county tax stamps	Deed \$ 121.00	Mortgage \$			
1203. State tax stamps	Deed \$ 825.00	Mortgage \$			
1204.					
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES:					
1301. Survey to					
1302. Pest inspection to					
1303. Property Management	to Premiere Property Investment				
1304.					
1305.					
1306.					
1307.					
1400. TOTAL SETTLEMENT CHARGES (Enter on line 103, Section J and line 502, Section K)				3,605.09	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower: Andreja Nicole Matkovic Date: _____

Broker: _____ Date: _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: Michigan Title Date: 03/31/2004

WARNING: It is a crime to knowingly make false statements to the United States on any agency official form. Penalties upon conviction can include a fine and imprisonment. For more see Title 18 U.S.C. and Section 1001 and Section 1010.

HUD-1 Settlement Statement SELLER'S AND/OR BORROWER'S/PURCHASER'S CERTIFICATION

The Seller's and Borrower's/Purchaser's understand the Settlement Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of the Statement. Seller and Borrower/Purchaser understand that tax and insurance provisions and reserves were based on figures for the preceding year or supplied by others and are estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Seller and Purchaser directly.

I hereby authorize the Settlement Agent to make expenditures and disbursements as shown and approve the same for payment.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS/PURCHASERS

SELLERS

Andrea Nicole Markovic
 Andrea Nicole Markovic

Howard LaDuke, Jr.
 Howard LaDuke, Jr.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

John Bula

Date 03/11/2004

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Exhibit B

MICHIGAN TITLE
 544 Cherbourg Dr., Suite 100
 Lansing, Mi. 48917
 (517) 323-4300 Fax (517) 323-9896

LEDGER SHEET

Order #
 04-50133

Buyer/Seller: Andrea Nicole Mathovic / Howard LaDuke, Jr.
 Property Address: 2175 Wisman Road, Beaverton, Michigan 48612
 Brief Legal:
 Settlement Date: 03/31/2004 Proration Date: 03/31/2004
 Sales Price: \$110,000.00 Loan Amount: \$38,000.00
 Closer:
 Comment: None

Print Date: 03/31/2004
 Time: 17:44:20
 Page: 1

Bank# 2 (NEW) Mercantile Bank of West Michigan
 71E1576708

Date	Tran#	Source/Payee	Type	Status	Receipts	Disbursements	Balance
03/31/2004	BW	0 BNC Mortgage, Inc.	Wire	NDsp	88075.81		88075.81
03/31/2004	RT	0 Andrea Nicole	CashCh	NDsp	5748.90		82324.81
03/31/2004	CK	104989 Premiere Property	SEChk	UClrd		-2500.00	79824.81
03/31/2004	CK	104987 Howard LaDuke, Jr.	SEChk	UClrd		-8436.00	71388.81
03/31/2004	CK	104998 Charter Funding	SEChk	Void		-1405.00	70983.81
03/31/2004	CK	104998 Charter Funding	SEChk	Void		-2400.00	68583.81
03/31/2004	CK	104999 Michigan Title	SEChk	UClrd		-1001.00	67582.81
03/31/2004	CK	105000 Reinhold and	SEChk	UClrd		-1500.00	66082.81
03/31/2004	CK	105001 Farm Bureau	SEChk	UClrd		-817.00	65265.81
03/31/2004	CK	105002 Register of Deeds	SEChk	UClrd		-1026.00	64239.81
03/31/2004	CK	105003 Homecomings	SEChk	UClrd		-2109.72	62129.81
03/31/2004	CK	105012 Charter Funding	SEChk	UClrd		-810.00	61319.81
03/31/2004	CK	105013 Andrea Nicole	SEChk	UClrd		-1860.00	59459.81
					93324.81	-93324.81	
					-93324.81	93324.81	
					0.00	0.00	